

COMMITTEE ON JOINT SCHOOL BUILDINGS

October 16, 2006

5:00 PM

Chairman Beaudry called the meeting to order.

The Clerk called the roll.

Present: School Committee Member Beaudry, Aldermen Thibault, Roy and Long.

Absent: School Committee Members Herbert and Gelinas.

3. Ratify and confirm poll conducted August 29, 2006 approving additional lighting and painting at the Parker Varney School estimated at \$20,000.
(School Cmte. Members Beaudry, Herbert, Gelinas and Aldermen Roy, Long voted yea; Alderman Thibault was unavailable.)

On motion of Alderman Roy, duly seconded by Alderman Long, it was voted to ratify and confirm the poll as conducted.

At the request of Alderman Roy, Chairman Beaudry addressed items 4, 5, and 6 together.

4. Update on the School Facilities Improvement Project (Monthly Report – September 2006).
5. School Facilities Improvement Project Change Order No. 25.
6. Program wide substantial completion report.
(Note: additional information available for viewing at the Office of the City Clerk.)

With regard to item Alan Jefferson of DMJM was present along with Tim Clougherty of the Highway Department Building Maintenance Division.

Mr. Clougherty provided a brief update with regard to progress over the 45 days.

Mr. Jefferson stated basically a majority of the more significant work has been done at Beech Street School with the installation of the new bleachers and also at Bakersville ongoing work with the interior door replacement. The majority of the schools have a variety of punchlist work ongoing, as well as sound mitigation measures. Additionally roof tie down work that is finalizing the actual anchoring of the duct on the roof.

Mr. Clougherty noted that Gilbane had been undertaking significant design work to redesign ductwork configuration in order to address the high sound levels that we have heard about over the past couple of years. They are undertaking about 4 or 5 units is what we understand their scope of work to be and they have reported to us that about 70 units will be effected in total so there is going to be a significant amount of work associated with that in both the interior as well as the exterior of the buildings. Mr. Clougherty eluded to the variety of reconfigurations and potential insulation work that would be required for all the schools. He noted the reconfiguration of duct work in the interior would require intrusion in to various trades from structural of taking down ceilings, moving sprinklers, fire alarm and other cabling because of heating systems.

Chairman Beaudry asked whether this was because of change orders or because of whoever engineered it.

Mr. Clougherty advised that it was a deficiency issue and would be done at no cost to the City.

In response to further question from Alderman Long regarding the noise levels, Mr. Clougherty advised that it would be brought to acceptable decibel levels for educational purposes.

Alderman Thibault asked if this would correct the problems at Parkside and Mr. Clougherty advised that the problems the Alderman was referring to was outside problems that were not addressed with the interior issues currently being addressed.

Chairman Beaudry stated he wanted on record issues with Jewett Street, Southside and Memorial they all had problems with noise. Memorial gymnasium they apparently the baffles were not put in the duct work or something in the mini gym.

Mr. Clougherty stated there was none missing to their knowledge and they did not typically put sound baffles in the duct work but they would look into it. He noted that there was a high chance that the issue was included in the 70 units previously referred to.

Chairman Beaudry stated that the change orders and some of the issues on the punch list, noting the punch list was fairly extensive asking if there was a time frame before they got to the end of the punch list noting a couple of schools seemed to have hundreds of things that had to be taken care of.

Mr. Clougherty noted at the last meeting Alderman Roy had requested an assessment of substantial activities in the schools, and we provided it to the Clerk's office referring to the long and short version of the substantial information, where four months ago the Southside punchlist was 80 pages. Noting other schools may be less extensive and Gilbane had substantially addressed that list since it was produced. Northwest, MST, Jewett was smaller but some were lingering, and we are not sure when Gilbane will be complete at this time. The last update we received was in April and we continuously ask for updated schedules and execution plans so that we understand operationally when they are going to be complete and we haven't received that.

Alderman Roy stated he appreciated the reports particularly the listing of what was outstanding and how many workers were on site. Some of our concerns given the relationship with Gilbane was that we are still receiving bang for our taxpayer dollar so seeing that they had 125 workers on site between July 17 and August 11 at Green Acres School makes me feel like they are doing something. The daily average unfortunately when you all the schools is pretty dismal so it's a matter of keeping them ongoing if we are going to keep approving any spending money to Gilbane as we get to change orders.

Mr. Clougherty noted that things that they see in change order 25 had been approved about three months ago but the change order had since been executed and therefore that was why they were seeing it again.

Alderman Roy commented that he knew they had voted on it but a couple of things struck him. The moving of the jersey barriers at Central was that our fault or a lack planning on Gilbane's part.

Mr. Clougherty replied that we paid to move them explaining that it was something that took place during the construction of the garage at Central. Gilbane had placed the barriers in one location and they were moved to block off a part of the street after school opened as a safety issue for the number of students that were traveling in the area at the request of some elected and school officials.

Alderman Roy asked about the concrete slabs. Mr. Clougherty replied that he did not have the actual breakdown but believed it was related to the elevated concrete at the south entrance to the Practical Arts Building, when they erected the elevator in that area there was a safety issue and they had the slabs removed.

In response to further question Mr. Clougherty advised that the other concrete issues at Central had been addressed, the contractor had gone back and corrected the problems including the risers.

On motion of Alderman Roy, duly seconded by Alderman Thibault, it was voted to accept the report referenced in item 4 and forward it to the Board of Mayor and Aldermen.

On motion of Alderman Thibault, duly seconded by Alderman Roy, it was voted to accept and approve the School Facilities Improvement Project Change Order No. 25.

Alderman Long asked about the financial report of September 20th asking if they had expended any legal.

Mr. Clougherty advised that they had expended approximately \$3,500 for July and August and it had not been logged as of yet. A report would be provided next month. It was being determined whether to set aside some legal funding from contingency and draw from it. Discussion ensued where it was clarified that the authorization to engage legal counsel had been approved by both the Committee and the full Board of Mayor and Aldermen with the expectation to pay for it from Contingency, there was no set allocation. It was noted that contingency presently showed 2.2663 million. Mr. Clougherty stated that for accounting purposes it would be best to set an amount, it could be \$500,000 or it could be a lesser number as the Committee or Board determined, or they could continue to submit invoices on a monthly basis.

It was concluded that the discussion on this matter should be had with legal counsel.

Chairman Beaudry addressed New Business.

Chairman Beaudry asked about the Wilson School, the painting of the hallway and the paneling downstairs would that be part of design build or not.

Mr. Clougherty replied if this committee chose to undertake that under the project it could fit within the scope but it wasn't.

Chairman Beaudry noted there were several issues, I went through some of the schools and some of the principals still have some issues the school was painted but there is still some parts of the school that was not and now that some of it painted it makes the stuff that isn't painted look that much worse. At Wilson there was a hallway and in the basement they redid the northwest corner, new floor, new paint but the room across the hall has paneling, nothing behind the studs, it really should be replace. There are some issues at Beech Street, and I'll go through them all we went through them at the Building and Sites meeting. Beech Street the lights on portables they have a lot of graffiti in between the portables, there is lights but they have to leave them on all night or shut them off, they are looking for motion detector lights to maybe deter some of the graffiti. In the rear of the building as well there is graffiti, they are looking to have lights put there. Bakersville, they did one section of a ceramic tile type floor, but they did not do the major part of the floor, they just wanted to see how it would look refinished, and it looks better.

Mr. Clougherty noted that the whole floor was done.

Chairman Beaudry noted that he was there a week ago and it was not done.

Mr. Clougherty stated the hallway was done he had checked it through telephone.

Chairman Beaudry stated it was not done to the acceptability of the principal, I had seen it and it wasn't done she showed me.

Mr. Clougherty noted the principal had picked the color of the grout, but he would go over and check it out.

Chairman Beaudry noted that the windows were still leaking at Bakersville, they were looking at the windows and the brick the roof had been ruled out. And the bathroom they had talked about last month and it was going to go out to bid he thought.

Mr. Clougherty stated he had gotten a proposal on the bathroom at \$13,000 neighborhood.

Chairman Beaudry asked about voting on it this evening.

Alderman Roy stated he wanted to have costs and clarification of what the work is, the scope of work and would it be completed by Gilbane or other subs.

Mr. Clougherty stated with regard to the bathroom it was a matter of taking down a wall from the hallway into an area that was formerly a bathroom, erecting a doorway and an interior wall and installing single water closet and sink, doors, paint, finish the walls, etc.

Chairman Beaudry noted that the teachers had to go to the bottom floor or the top floor so there is nothing really for the faculty on the second floor.

Alderman Roy stated we are undergoing development opportunities for JacPac and had a problem with sinking more funding into that school.

Chairman Beaudry noted that the reports had recommended tearing the building down but from what he understood it was not going to happen and they had expended a lot of money in the facility so they should make it as comfortable as possible for the students and faculty as they could.

Chairman Beaudry also noted Southside, when they did the design build I don't know if they closed it up or if it was already closed but between the main gymnasium and they have a mini gym it's bricked in. It used to be an opening and I guess they blocked it in.

Mr. Clougherty noted that the principal had requested it be blocked in, it was done and now there was a new principal that wanted it open.

Chairman Beaudry noted that there was an overhang door and it served no purpose they wanted a regular door going through, and commented that there was a sprinkler there where the door would be so there wouldn't be a fire issue.

An additional item brought forward by Chairman Beaudry was the lockers on the first floor by the teachers room with the addition there was no rooms there any more for the students and they would like to have them moved to a location in the new section that made sense for the students rather than having them going through the school.

Alderman Roy asked for a listing with the cost of doing the work and whether it was within the scope of the project.

Mr. Clougherty noted that traditionally he had generated a comprehensive list annually of these types of items that were generally addressed through a CIP project, depending on the magnitude of the project.

Alderman Roy also noted do we have to utilize Gilbane and keep adding scope to their work.

Mr. Clougherty noted his intention was to utilize either their own staff or subcontractors not adding to Gilbane.

Alderman Long said that was his question, the work that had been added to the scope was it being done timely, it would be a lot less expensive being done through normal procedures, like previously mentioned by Mr. Clougherty.

Mr. Clougherty noted he would prefer to utilize our own contractors to get the jobs done. Discussion ensued where Mr. Clougherty reported that if the funding was authorized through the contingency they are under no obligation to utilize Gilbane and could get the work done in a couple weeks.

Deputy City Clerk Johnson noted that the request was made to get a list and breakdown of costs for the next meeting.

Mr. Clougherty stated for the record that the reason we are suggesting we go this way is that obviously we are going through some complications with Gilbane right now. We are having some issues and I would like to see the concentration be on the scope of the work that we currently have on the contract rather than adding more work to the contract.

Chairman Beaudry noted the bathroom had been a two year issue.

Mr. Clougherty noted that the project scared him a bit because of going through an 18 inch thick wall and the proposal had contingency and save me clauses throughout for opening of the wall they just didn't know what they would be getting into there.

Next Item

Alderman Roy referred to reading in the paper about MST changes and auto dealer involvement I would like a comment a request of the Solicitor of whether it falls under this committee, the building and sites of the School District, or staff who has official authority when it comes to renovations to schools. I just want to be clear in my mind that we are not doing something that this committee should do.

Chairman Beaudry noted that MST was a \$10 million project and they were going to get 75% funding from the state aid and the rest will be coming out of the city, I think \$3.5 million will be coming from the city.

Mr. Clougherty noted that the MST project is eligible for up to 75% of state aid, the balance of 25% is also eligible for state building aid which has a somewhat complicated formula from the last legislative session, so the city would be taking in somewhat less than 25%, it's my understanding is that the project would fall under the approval of the building and sites committee of the school board and the oversight for construction will fall under this committee.

Alderman Roy stated he just wanted it spelled out clearly so they were not involved too early and not too late.

Chairman Beaudry stated one other issue that came up was the pumps on the Central High garage. A couple months ago they came before us they had to put bigger pumps in because the ones put in were too small, the number was \$800, and the bill was now \$2,500 which Building and Sites refused to pay and the finance committee refused to pay on the school side, we felt it was part of joint or litigation because it was a flaw in whoever designed that and installed those pumps that didn't work.

Mr. Clougherty advised that basically because of the deficiency he had hired to have the problem addressed and recommended the bill be paid.

On motion of Alderman Roy, duly seconded by Alderman Thibault, it was voted to pay the \$2,500 bill to the vendor for the pump issue and seek restitution from Gilbane.

There being no further business to come before the Committee, on motion of Alderman Thibault, duly seconded by Alderman Long, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee